

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Town Planning - Rajahmundry Municipal Corporation - Change of land use from Residential use to Commercial use in R.S.No.402/2B1, NH-5 Road, Rajahmundry to an extent of Ac.3.31cts - Draft Variation - Confirmed - Orders - Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 432

Dated:19-09-2011.
Read the following:-

- 1) G.O.Ms.No.465 MA., dated:28-10-1975.
 - 2) From the Director of Town and Country Planning, Hyd. Lr.Roc.No.2621/2011/R, dated:26-04-2011.
 - 3) Memo No.10356/H1/2011-1, dated:21-07-2011.
 - 4) Commissioner of Printing, A.P. Extraordinary Gazette No.375, Part-I, dt:23-07-2011.
 - 5) Director of Town & Country Planning, Hyderabad Lr.No.2621/2011/R, dated:07-09-2011
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O R D E R:-

The draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.465 MA., dated:28-10-1975 was issued in Government Memo. No.10356/H1/2011-1, Municipal Administration & Urban Development Department, dated:21-07-2011 and published in the Extraordinary issue of A.P. Gazette No. 375, Part-I, dated:23-07-2011. No objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in his letter dated:07-09-2011 has informed that the applicant has paid an amount of Rs.5,36,000/= (Rupees five lakhs thirty six thousands only) towards Development charges, as per G.O.Ms.No.158., MA., dated 22-03-1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry.
The Commissioner, Rajahmundry Municipal Corporation, Rajahmundry.

Copy to:
The individual through the Commissioner, Rajahmundry Municipal Corporation, Rajahmundry.
The District Collector, East Godavari District.
SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Rajahmundry Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.375, Part-I, dated:23-07-2011 as required by clause (b) of the said section.

VARIATION

The site in R.S.No.402/2B1, NH-5 Road, Rajahmundry to an extent of Ac.3.31cts of Rajahmundry Town, the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Rajahmundry, sanctioned in G.O.Ms.No.465 MA., dated:28-10-1975, is designated for Commercial use by variation of change of land use as marked "ABCD" as shown in the revised part proposed land use map bearing GTP No.8/2011/R, which is available in Municipal Office, Rajahmundry Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain prior permission from the competent authority before commencement of the work.
7. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Others Open site in R.S.No.402/2B1

East : Site belonging to ONGC in R.S.No.402/2B2.

South : Site belonging to ONGC in R.S.No.,.402/2B2.

West : Existing NH-5, 200'-0" wide road.

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

SECTION OFFICER